



Case Number **ZC-17-211**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 9, 2018

Council District 3

Zoning Commission Recommendation:

Approval by a vote of 7-0

Opposition: Two persons spoke

Support: None submitted

Continued	Yes ____	No <u>X</u>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes ____	No <u>X</u>
Council Initiated	Yes ____	No <u>X</u>

Owner / Applicant: TCRG Opportunity XIV, LLC

Site Location: 6000 – 6100 West Freeway Mapsco: 74LM

Proposed Use: Office Tower/Residential Unit/Parking Garage

Request: From: “E” Neighborhood Commercial and “G” Intensive Commercial

To: PD/G Planned Development for all uses in “G” Intensive Commercial with maximum height of 166 ft. for office tower with one residential unit; excluding hotel, gasoline sales, night club, large retail stores, home improvement centers, movie theaters, car wash, car sales and pool halls; site plan included

Land Use Compatibility: Requested change **is not compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The proposed site is located just north of Interstate Highway 30, south of Pershing Avenue and west of Guilford Road both two-way residential streets. The applicant is requesting a zoning change to PD/G Planned Development for all uses in “G” Intensive Commercial to allow for an office tower with one residential unit up to 166 ft. tall.

The project site is part of the Western Place development. Western Place currently consists of two 11-story towers with a total about 427,000 square feet with two 3 level parking garages. The site plan proposes a third 11 story office tower with residential unit (166 ft.), additional two stories added to part of the eastern parking garage, up to five stories, and a one story commercial structure along Guilford. The “G” zoning district allows for height up to 12 stories or 120 ft. therefore a waiver is necessary for the additional height.

At the December 13 zoning commission meeting, two neighborhood representatives spoke in opposition. The concerns from the neighborhood were traffic backing up on Pershing, aesthetics of the building across the street from neighborhood and traffic control.

The following table describes the G development standards and what is proposed.

Requirement	G	Proposed PD
Front Yard	None required if entire block frontage is zoned "FR" through "K"; if the block frontage contains a residential district or the "ER" or "E" District, the most restrictive district standards apply.	Along Pershing 20 ft. (new & existing parking garage encroaches) Waivers Recommended for projected setback from E district
Height	120 ft.	11 stories (max. 166 ft.) Waiver Recommended
Parking	Within 250 ft. of One or Two-Family: 2.5 spaces office use, one space per 100 sq. ft. for restaurant use residential use 2 spaces per 3 bedrooms and 1 space per addl br	Office 1,480 spaces provided, Commercial 214 spaces provided Residential use 5 bedrooms, 4 spaces Complies
Residential use	Permitted only as a security residence to a primary business	Primary single-family residence Rezoning required; not a waiver
Signage	Monument sign and or Freeway sign permitted on I-30	Monument sign indicated Complies
Exterior Construction Material	All buildings with metal siding facing a public street shall have at least two exterior architectural features for articulation, such as front porches, gables, awnings, or other exterior siding materials.	Will comply
All parking lot lighting shall be directed away and downward of any residential district		

Site Information:

Owner: TCRG Opportunity XIV, LLC
5201 Camp Bowie Boulevard, Su 200
Fort Worth, Tx 76107

Agent: Justin Light/Pope, Hardwicke, Christie, Schell, Kelly & Taplett

Acreage: 4.4570 ac

Comprehensive Plan Sector: W. Hills/Ridglea

Surrounding Zoning and Land Uses:

- North "A-10" One-Family / single-family
- East "B" Two-Family / single-family
- South "E" Neighborhood Commercial and PD 260 Planned Development / I-30 West Frwy
- West "G" Intensive Commercial / parking garage and 11 story office tower

Recent Relevant Zoning and Platting History:

Zoning History: ZC-17-105 CR, B to E Eff. 8/31/2017; included in zoning case-east side of subject site

Platting History: FS-14-118 Westover Ridge Addition, Block B, Lot 1R1A, subject area excluding existing garage

Site Plan Comments:

The site plan as submitted is in not in general compliance with the zoning regulations.

1. There is a 20 ft. projected front yard setback along Pershing. The new & existing parking garage encroaches in the setback. **(waiver recommended)**
2. The site plan indicates 166 ft. for the office tower in which only 120 ft. are permitted. **(waiver required)**
3. The easement designations with numbering makes the site plan too busy. Please label differently perhaps in the easements itself.

Zoning Commission recommended waivers to items 1 & 2 noted above.

Transportation/Public Works (TPW) site plan comments

1. Street Dimensions - Show the dimensions of all existing or recorded streets, alleys, easements, railroad ROW, or other public ROW within or adjacent to the subdivision boundaries. The distance from the centerline of the existing roadway of the boundary street to the proposed property line shall be shown. Include all dedication information for all existing rights-of-way.
2. TXDOT Permit (Sec. 6-6)- TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW is contingent upon TXDOT approval. TXDOT approval required for any proposed interchanges and/or driveway access to TXDOT facilities.
3. Sidewalks (Ch. 31-106-C-15) - Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards

Platting comments: No comment.

TPW Stormwater comments: FiSWM required per conditions placed on FS-14-118

Fire Department comments: No comments have been made at this time.

Parks Department: PARD/PDP: This development is within the boundaries of Park Planning District 4 and the Neighborhood and Community Park Dedication Policy applies. Please contact the PARD to confirm the number of residential units to be constructed, so that the appropriate amount of fees can be confirmed prior to you attempting to acquire a building permit. There is a required \$500.00 PDP fee due for each new residential unit to be constructed. All fees must be paid in full, at or before the time of applying for a building permit. No City permits will be issued until the PDP fees have been paid. Call Joe Janucik at 817-392-5706 for additional information.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Guilford Rd	Two-way residential	Two-way residential	No
Pershing Ave	Two-way residential	Two-way residential	No
I-30 West Frwy	Freeway	Freeway	No

Public Notification:

300 foot Legal Notifications were mailed on November 21, 2017.

The following organizations were notified: (emailed November 20, 2017)

Organizations Notified	
Fort Worth league of Neighborhood Assoc.	Ridglea Area Neighborhood Alliance

Westside Alliance	Ridgmar NA
Ridglea North NA*	Como NAC
West Byers NA	Streams and Valleys Inc.
Trinity Habitat for Humanity	Camp Bowie District, Inc.
Fort Worth ISD	

*Closest registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to PD/G Planned Development for all uses in “G” Intensive Commercial plus 11 story office tower with top floor residential use with five story parking garage and one story restaurant/commercial space. Surrounding land uses consist of single-family to the north and east, I-30 freeway to the south and an existing parking garage to the east.

While the new proposed tower is to be the same height as the existing two towers to the west, the existing towers are located across from a two story church, the proposed tower is cross from a single family residential area. As a result, the proposed zoning designation **is not compatible** at this site.

2. Comprehensive Plan Consistency

The 2017 Comprehensive Plan designates the subject property as being in the Ridgmar Regional Mixed Use Growth Center. The requested zoning change **is consistent** with the Future Land use map and the following Comprehensive Plan policies.

- Promote commercial, mixed-use, and urban residential development within the Ridgmar Mixed-Use Growth Center

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting



ZC-17-211

Area Zoning Map

Applicant: TCRG Opportunity XIV, LLC
Address: 6000 - 6100 West Freeway
Zoning From: E, G
Zoning To: PD for G uses with max. height 166 ft for office tower plus 1 residential unit, excluding certain
Acres: 4.45705819
Mapsc0: 74LM
Sector/District: W. Hills/Ridglea
Commission Date: 12/13/2017
Contact: 817-392-2495

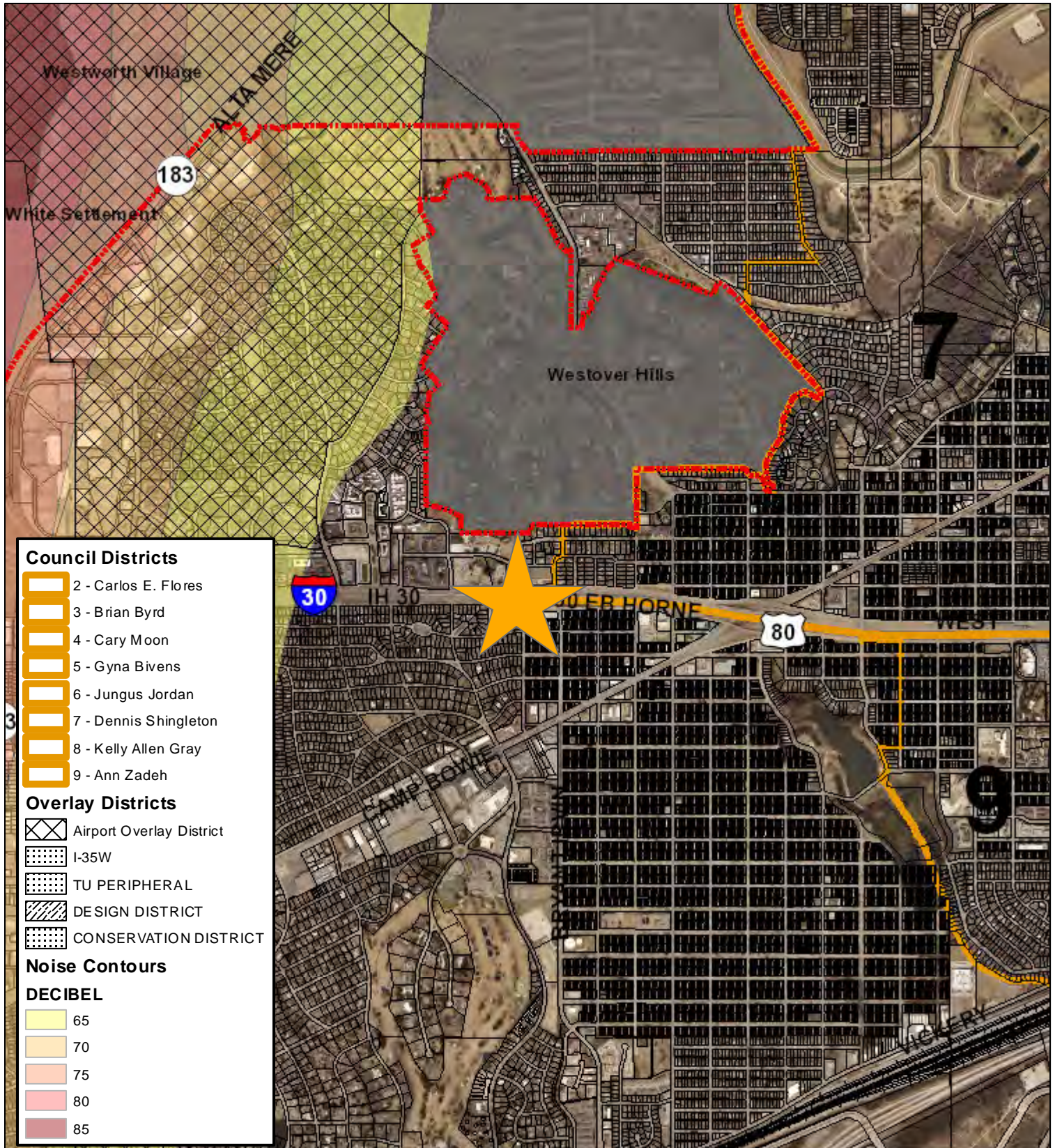


0 150 300 600 Feet



ZC-17-211

Area Map

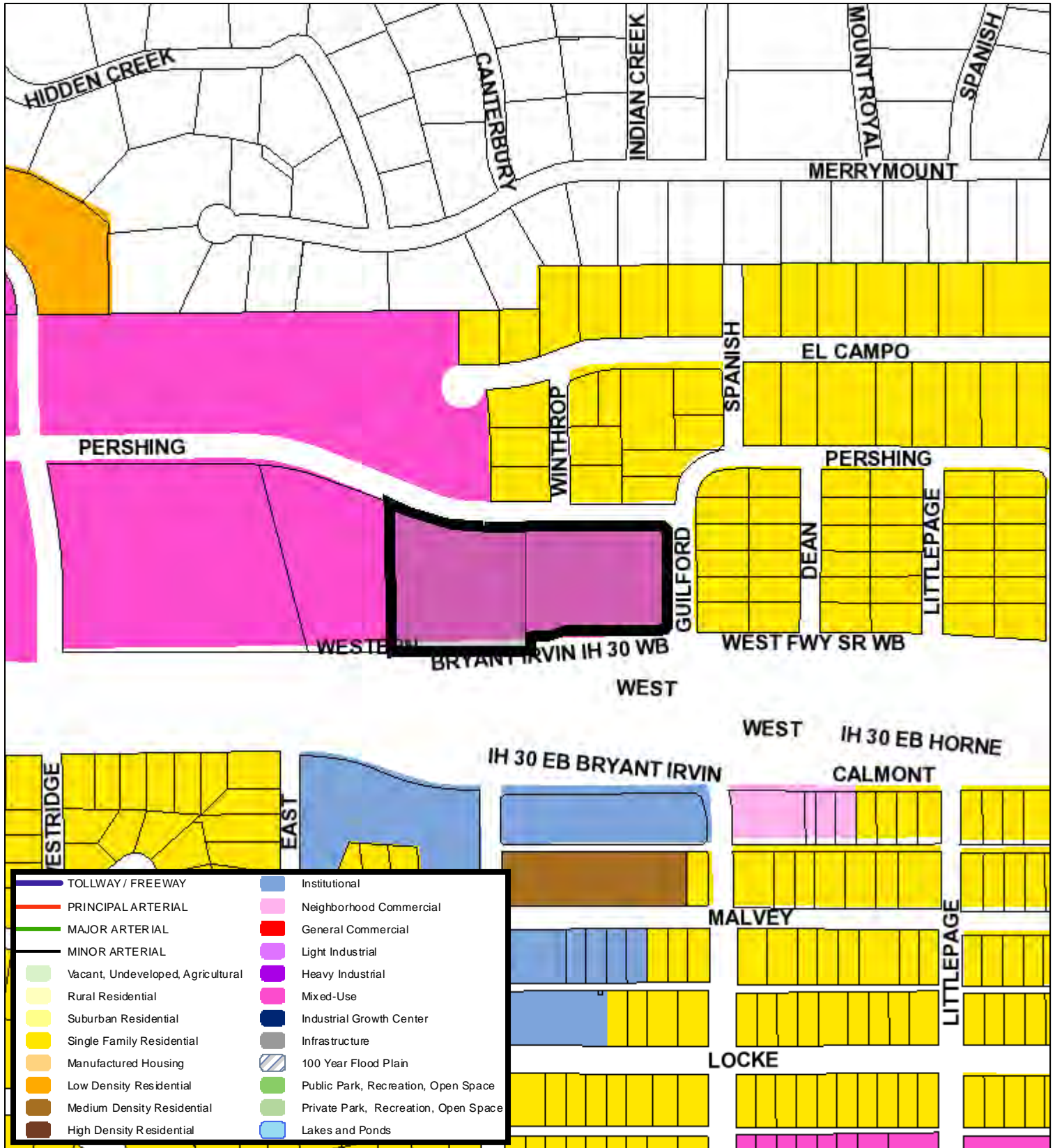


0 1,000 2,000 4,000 Feet



ZC-17-211

Future Land Use



325 162.5 0 325 Feet

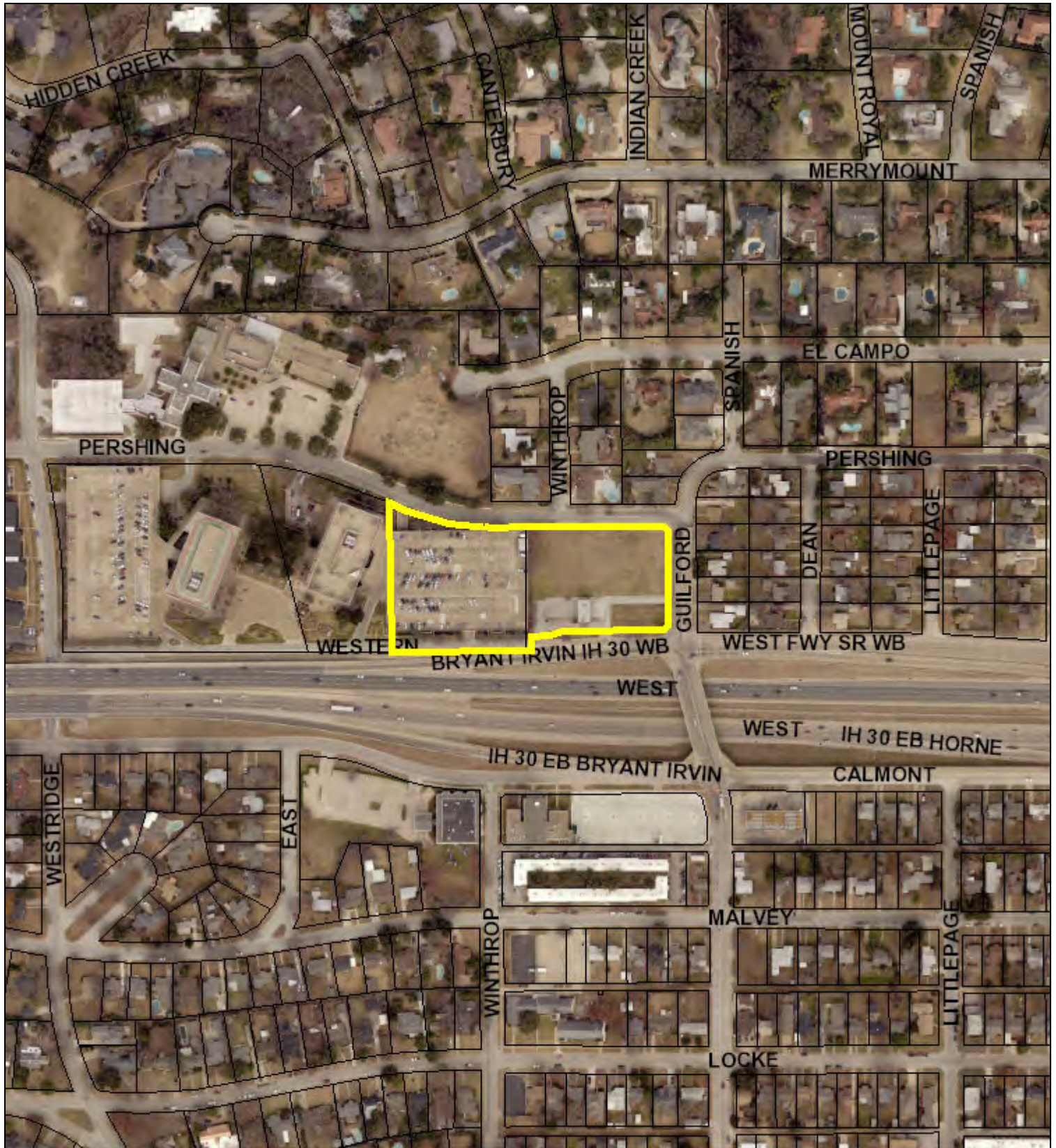
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 7, 2017.





ZC-17-211

Aerial Photo Map



0 205 410 820 Feet



Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request as amended to PD/ER for office use only, site plan and front yard parking requirement waived, seconded by Mr. Gober. The motion passed unanimously 7-0.

<i>Document received for written correspondence</i>					ZC-17-209
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Mark Allsup	4325 Hyatt Ct		Support		Representing applicant
Peter Arendt	6012 El Campo	Out		Opposition	Spoke at hearing
Ridglea Area NA			Support		Sent notice
Theresa Disharoon	5724 Pershing	In		Opposition	Sent notice

14. ZC-17-210 PMBSW Land, LLC (CD 9) – 2201 Bird St & 2328 Dalford St (Scenic Village Addition Lot 1, Block 3R, 7.80 ac.) From: PD 1041 Planned Development for all uses in “UR” Urban Residential To: PD 1041A Planned Development for all uses in “UR” Urban Residential with development standards including no rear setback requirement; site plan waiver requested

Matt Mildren, 4145 Travis St, Ste 202, Dallas, TX, representing the applicant stated they are asking for a waiver to the rear setback as the project was designed.

Motion: Following brief discussion, Mr. Buchanan recommended Approval of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 7-0.

<i>Document received for written correspondence</i>					ZC-17-210
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Matt Mildren	4145 Travis St, Ste 202 Dallas, TX		Support		Representing applicant
FW Scenic Bluff Apartments			Support		Sent letter

15. ZC-17-211 TCRG Opportunity XIV, LLC (CD 3) – 6000-6100 West Freeway (Westover Ridge Addition Lots 1-R1-1 and 1-R1-2, Block B, 4.45 ac.) From: “E” Neighborhood Commercial and “G” Intensive Commercial To: PD/G Planned Development for all uses in “G” Intensive Commercial uses with max. height 166 ft. for office tower with one residential unit, excluding hotel, gasoline sales, night club, large retail stores, home improvement centers, movie theaters, car wash, car sales and pool halls; site plan included

Mark Dabney, 4340 Winding Way, Benbrook, Tx, gave a presentation of the proposed development and their timeline. He also discussed concerns such as aesthetics, traffic, trash collecting, parking, and the quality of the tenants in the office buildings.

Peter Arendt, 6012 El Campo, spoke in opposition. He turned in a petition with 24 signatures, and stated their biggest concern is the intensive commercial uses encroaching closer to the neighborhood. He also stated that a 1600-car garage exiting onto Pershing makes it difficult for residents to get out of the neighborhood. Discussion continued concerning traffic patterns and congestion.

Richard McAdoo, 2512 Earl Ln, spoke in opposition. He gave a brief history on the property and previous zoning cases. He asked the commission to consider the neighborhoods and would like to keep its integrity.

During the rebuttal Mr. Dabney stated they are limiting the uses and density of the property, and the garage has 2 levels below grade.

Motion: Following brief discussion, Ms. Welch recommended Approval of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 7-0.

<i>Document received for written correspondence</i>					ZC-17-211
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Mark Dabney	4340 Winding Way, Benbrook, Tx		Support		Representing applicant
Peter Arendt	6012 El Campo	Out		Opposition	Spoke at hearing & sent letter
Richard McAdoo	2512 Earl Ln	Out		Opposition	Spoke at hearing
Various		Out		Opposition	Petition with 24 signatures
David A Pilawski	2520 Dean Ln	In		Opposition	Sent notice
Dean Pritchard		Out		Opposition	Sent letter
Ridglea Area NA			Support		Sent notice

16. ~~ZC-17-212 Russell Fox (CD 8) – 1081 Oak Grove Rd (Woodmont Apartments Lot 2, Block 1, 14.53 ac.) From: PD 815 Planned Development for all uses in “E” Neighborhood Commercial excluding alcohol sales for on or off premises consumption; site plan waived To: Amend PD 815 Planned Development to add mobile home and auto sales uses; site plan included~~

Danny Scarth, 6301 Randol Mill Rd, went over the history of the site, including previous zoning cases. He stated the property does not have good access for commercial uses.

Motion: Following brief discussion, Mr. Northern recommended a 30-day continuance of the request, seconded by Ms. Runnels. The motion passed unanimously 7-0.